

ADOPTED
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JANUARY 12, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 53 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	1	2	1	1
Back Bay	1			
Beacon Hill	1			
Charlestown	2			
Chinatown				
City Proper	1			
Dorchester	3	2		1
East Boston		1		
Fenway	1			1
Government Center				
Hyde Park	3			1
Jamaica Plain	2	1		1
Kenmore	1			
Mattapan	1			
North End	2			
Roslindale	2		1	
Roxbury	1	1	1	
South Boston	6	1		1
South Cove				
South End	1	1		
West Roxbury			1	
North Station	2			

Allston-Brighton

Deferral Z-12286. 1 Corrine Rd. One family dwelling.
Denial Z-12218. 1258 Commonwealth Ave. Extend to basement.
Approval Z-12220. 500 Lincoln St. Addition.
Denial Z-12231. 18-24 Lanark Rd. Parking space.
Denial Z-12257. 1227-1239 Commonwealth Ave. and 191-199 Harvard Ave.
w/o Restaurant.
Prejudice

Back Bay

Approval Z-12254. 395 Commonwealth Ave. Addition.

Beacon Hill

Approval Z-12271. 1 Charles River Square. Garden wall.

Charlestown

Approval Z-12225. 9 Lawnwood Place. One to three family dwelling.
Approval Z-12263. 70 Winthrop St. Legalize two family dwelling.

City Proper

Approval Z-12294. 11-17 Kingston St. Parking lot.

Dorchester

Denial Z-12108. 8 West Bellflower St. Subdivision.
Approval Z-12224. 17 Upland Ave. Addition.
Denial Z-12260. 444 Columbia Rd. Restaurant.
Approval Z-12270. 10 High St. One to two family dwelling.
Approval Z-12299. 533 Washington St. Community and day care centers.
Denial Z-12307. 810-812 Blue Hill Ave. Eight apartments.
w/o
Prejudice
Deferral Z-12322. 194 Freeport St. Apprentice training structure.

East Boston

Denial Z-12250. 31A-31 Lexington St. Five to six apartments.

Fenway

Approval Z-12007-12009. 125-131 Park Drive. Awnings.

Approval Z-12199. 104 St. Botolph St. Three to four family dwelling.

Hyde Park

Denial Z-12227-12228. 867-869 River St. Self service and automatic car wash facilities.

Deferral Z-12253. 823 River St. Day care center.

Approval Z-12303. 691-695 Truman Pkwy. Signs.

Approval Z-12314. 772 Truman Pkwy. Addition.

Jamaica Plain

Denial Z-12038 & 12266. 34-34A Adelaide St. Garage to living space.

Approval Z-12265. 37-39 Jamaica St. Legalize four family dwelling.

Approval Z-12274. 29 Greenough Ave. Fraternity house to three family dwelling.

Deferral Z-12230. 61 Robinwood Ave. Hospital parking.

Kenmore

Approval Z-12229. 85 Van Ness St. Public garage.

Mattapan

Approval Z-12255. 601 Cummins Highway. Used car space.

North End

Approval Z-12241. 357-371 Commercial St. Health Club.

Approval Z-12356. 29 Charter St. Three to four family dwelling; addition.

North Station

- Approval Z-12223. 37 Merrimac St. Increase capacity of parking lot.
Approval Z-12280. 150-158 Friend St. Increase parking capacity.

Roslindale

- Approval Z-12232. 48 Stellman Rd. Six unit apartment structure.
Denial Z-12258. 40 Montvale St. Raise garage roof.
w/o
Prejudice
Approval Z-12426. 950 South St. Doctors offices.

Roxbury

- Approval Z-12251. 433-435 Massachusetts Ave. Restaurant.
Denial Z-12301- 144-146 Calumet St. Subdivide.
w/o 12302.
Prejudice
Denial Z-12247. 45 Hutchings St. Stable to two family dwelling.

South Boston

- Denial Z-12244. 544 East Fourth St. Two family dwelling.
Approval Z-12252. 2 Springer St. Addition.
Approval Z-12277. 879 East Fourth St. Addition.
Approval Z-12281. 65 Telegraph St. Three to four family dwelling.
Approval Z-12296. 190 Emerson St. Addition.
Deferral Z-12313. 52-52C Gates St. Four apartments.
Approval Z-12398. 23 Gates St. Additions.
Approval Z-12310- 2-18 City Point Ct. Legalize occupancies.
12312

South End

- Denial Z-12222. 87 East Brookline St. Legalize occupancy
12312.
Approval Z-12499. 83 West Brookline St. Lodging house.

West Roxbury

Denial
w/o
Prejudice

Z-12248-
12249.

49-55 Stimson St. Two family dwellings.

APR 13, 1949

1. Z-12007 - 1/24/49 Frederick A. Hall
175 & 177 Park Street, Boston
2. Z-12078 & Z-12248 - 1/27/49 Edward J. Sawyer
34 Adelaide Street, Boston
3. Z-12108 - 1/27/49 Beatrice Schindler
6 West Holliston Street, Boston
4. Z-12137 - 1/27/49 John H. Houghton
104 St. Stephen Street, Boston
5. Z-12142 - 1/15/49 Northgate Trust
1350 Commonwealth Avenue, Brighton
6. Z-12146 - 1/17/49 Cambridge Gas Industries, Inc.
104 Lincoln Street, Boston
7. Z-12147 - 1/17/49 Frederick A. Hall
5 East Cambridge Street, Boston
8. Z-12148 - 1/17/49 Lee Rogers
37 Cambridge Street, Boston
9. Z-12149 - 1/17/49 James E. Wilson, Jr.
17 Union Avenue, Dorchester
10. Z-12150 - 1/17/49 Richard W. Fields
214 Broadway, Boston
11. Z-12151 & Z-12152 - 1/17/49 Peter DeLuca
287-289 River Street, Wyle Bldg.
12. Z-12153 - 1/17/49 Piratical Publishing Company
100 St. James Street, Boston
13. Z-12154 - 1/17/49 The Boston Hospital
11 Cambridge Street, Boston
14. Z-12155 - 1/17/49 John J. Hall
15-17 State Street, Boston
15. Z-12156 - 1/17/49 Edward J. Hall
15 State Street, Boston

BOARD OF APPEAL REFERRALS

JANUARY 12, 1989

Hearing

1.	Z-12007 & Z-12009	1/24/89	Franklin A. Mead 125 & 131 Park Drive, Boston
2.	Z-12038 & Z-12266	1/17/89	Edward Brookmyer 34 Adelaide Street, Jamaica Plain
3.	Z-12108	1/17/89	Beatriz Schinness 8 West Bellflower Street, Dorchester
4.	Z-12199	1/17/89	John Hannyngton 104 St. Botolph Street, Boston
5.	Z-12218	1/19/89	Northgate Trust 1258 Commonwealth Avenue, Brighton
6.	Z-12220	1/17/89	Cambridge Lee Industries, Inc. 500 Lincoln Street, Brighton
7.	Z-12222	1/17/89	Frederick J. Hogan 87 East Brookline Street, Boston
8.	Z-12223	1/17/89	Leo Pagano 37 Merrimac Street, Boston
9.	Z-12224	1/17/89	James & Eileen Dunn 17 Upland Avenue, Dorchester
10.	Z-12225	1/17/89	Michael Mansfield 9 Lawnwood Place, Charlestown
11.	Z-12227-12228	1/17/89	Peter DePaolo 867-869 River Street, Hyde Park
12.	Z-12229	1/17/89	Financial Publishing Company Robert W. Bennett, Treasurer 85 Van Ness Street, Boston
13.	Z-12230	1/17/89	The Arbour Hospital 61 Robinwood Avenue, Jamaica Plain
14.	Z-12231	1/17/89	Lisa Levine 18-24 Lanark Road, Brighton
15.	Z-12232	1/17/89	Vassilia Salapatas 48 Stellman Road, Roslindale

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

JANUARY 12, 1989

Hearing

16.	Z-12241	1/17/89	Sufa Corporation Robert L. Fitzpatrick 357-371 Commercial Street, Boston
17.	Z-12244	1/17/89	Peter T. Blushi 544 East Fourth Street, South Boston
18.	Z-12248-12249	1/17/89	Thomas McCann 49-55 Stimson Street, West Roxbury
19.	Z-12250	1/24/89	Alphonse Marano 31A-31 Lexington Street, East Boston
20.	Z-12251	1/24/89	Barbara Shain 433-435 Massachusetts, Boston
21.	Z-12252	1/24/89	Joseph D. King 2 Springer Street, South Boston
22.	Z-12253	1/19/89	Roger & Jossette Bousseau 823 River Street, Hyde Park
23.	Z-12254	1/24/89	Bayridge Residence Trimont Foundation 395 Commonwealth Avenue, Boston
24.	Z-12255	1/24/89	Fernando Colon 601 Cummings Highway, Mattapan
*25.	Z-12257	1/24/89	Commonwealth 1227-1245 Limited Partnership 191-199 Harvard Avenue, Brighton
26.	Z-12258	1/24/89	Christopher Bakolas 40 Montvale Avenue, Roslindale
27.	Z-12260	1/19/89	Phaed F. St. Fort 444 Columbia Road, Dorchester
28.	Z-12263	1/19/89	Roberta Y. Stern 70 Winthrop Street, Charlestown
29.	Z-12265	1/19/89	Richard B. Condron 37-39 Jamaica Street, Jamaica Plain
30.	Z-12270	1/24/89	Armando DeSilva Faria 10 High Street, Dorchester

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BOARD OF APPEAL REFERRALS

JANUARY 12, 1989

Hearing

31.	Z-12271	1/19/89	Elizabeth Johnson 1 Charles River Square, Boston
32.	Z-12274	1/31/89	Stanley J. Sabuk 29 Greenough Avenue, Jamaica Plain
33.	Z-12277	1/31/89	Robert A. Bickford 879 East Fourth Street, South Boston
34.	Z-12280	1/31/89	Leo Pagano 150-158 Friend Street, Boston
35.	Z-12281	1/31/89	Genevieve & Timothy Norton 65 Telegraph Street, South Boston
36.	Z-12286	1/31/89	Charles Petitti 1 Corrine Road, Brighton
37.	Z-12294	1/19/89	Steven D. Karas 11-17 Kingston Street, Boston
38.	Z-12296	1/31/89	Frank & Concetta Giambusso 190 Emerson Street, South Boston
39.	Z-12299	1/19/89	Robert J. Miller 533 Washington Street, Dorchester
40.	Z-12301-12302	1/24/89	Daniel West 144-146 Calumet Street, Roxbury
41.	Z-12303	1/24/89	Jeffrey I. Lasker, M.D. 691-695 Truman Parkway, Hyde Park
42.	Z-12307	1/24/89	John C. Roche 810-812 Blue Hill Avenue, Dorchester
43.	Z-12310-12312	1/24/89	Stephen Lancione 2-18 City Point Court, South Boston
44.	Z-12313	1/24/89	Michael B. Rooney 52-52C Gates Street, South Boston
45.	Z-12314	11/24/89	Leo Benatuil 772 Truman Parkway, Hyde Park
46.	Z-12322	1/19/89	Local 103 IBEW Building Corporation 194 Freeport Street, Dorchester

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

JANUARY 12, 1989

Hearing

47.	Z-12356	1/17/89	John Cammarata 29 Charter Street, Boston
48.	Z-12398	1/31/89	Stephen Holmes 23 Gates Street, South Boston
49.	Z-12426	1/19/89	John T. Bowers, M.D. Robert D. Stacks, M.D. 950 South Street, Roslindale
50.	Z-12447	1/19/89	Scott Webster 45 Hitchings Street, Roxbury
51.	Z-12499	1/24/89	The Salvation Army of Massachusetts 83 West Brookline Street, Boston
*52.	Z-12297	1/24/89	Paul F. Decot 181 Beech Street, Roslindale
*53.	Z-12318	1/24/89	Benchmark 573-577 Blue Hill Avenue, Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12007-12009
Franklin A. Mead
125-131 Park Drive
Boston

Site: Five-story structures

District(s): Apartment (H-2)

Purpose: Install awnings at entrance to apartment structures.

Violation(s): Insufficient front yard.

VOTED: In reference to petitions Z-12007-12009, Franklin A. Mead, 125-131 Park Drive, Boston, for two variances to install awnings at entrance to apartment structures in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal similar to other properties in neighborhood.



Z-12007 125-131 PARK DRIVE, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12038 & 12266
Edward D. Brookmyer
34-34A Adelaide Street
Jamaica Plain

Site: 1- and 1½-Story structures

District(s): Residential, two-family (R-.5)

Purpose: Convert garage to additional living space.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petitions Z-12038 & Z-12266, Edward D. Brookmyer, 34-34A Adelaide Street, Jamaica Plain, for five variances for conversion of garage to additional living space in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed use of garage is inappropriate and undesirable. Jamaica Plain Neighborhood Council Zoning Committee recommends denial.



Z-12038 & 12266 34-34A ADELAIDE STREET, JAMAICA PLAIN

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12108
Beatriz Schinness
8 West Bellflower Street
Dorchester

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide.

Violation(s): Insufficient lot area and width.

VOTED: In reference to petition Z-12108, Beatriz Schinness, 8 West Bellflower Street, Dorchester, for two variances to subdivide in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The land is to be subdivided from the rear yard of a three-family dwelling located at 147 Boston Street to provide open storage area for automobiles at 8 West Bellflower Street. The residential lot is similar to lots along Boston Street containing the standard Boston "triple deckers" and any reduction of buffer areas established by yard space will have negative effects on the residential neighborhood already impacted by heavy commercial activity.

SOUTH

BOSTON

MARKET

TERMINAL

PARKING AREA

WEST HOWELL

W BELLFLOWER

PARKING AREA

DORCHESTER HISTORICAL SOCIETY

MT VERNON

ST MARGARET

MAYNE

PARKING AREA

Z-12108 8 WEST BELLFLOWER STREET, DORCHESTER

COURT

PEA

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89 Z-12199
John Hannyngton
104 St. Botolph Street
Boston

Site: Three-story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient open space.

VOTED: In reference to petition Z-12199, John Hannyngton, 104 St. Botolph Street, Boston, for forbidden use and variance for change of occupancy from three- to four-family dwelling in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval. Site is located in subdistrict D of the Downtown IPOD. No exterior changes. St. Botolph Citizens Committee has no opposition.

104ST. BOTOLPH STRET, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/19/89

Z-12218
Northgate Trust
1258 Commonwealth Avenue
Brighton

Site: Five-story row structure (thirty apartments)

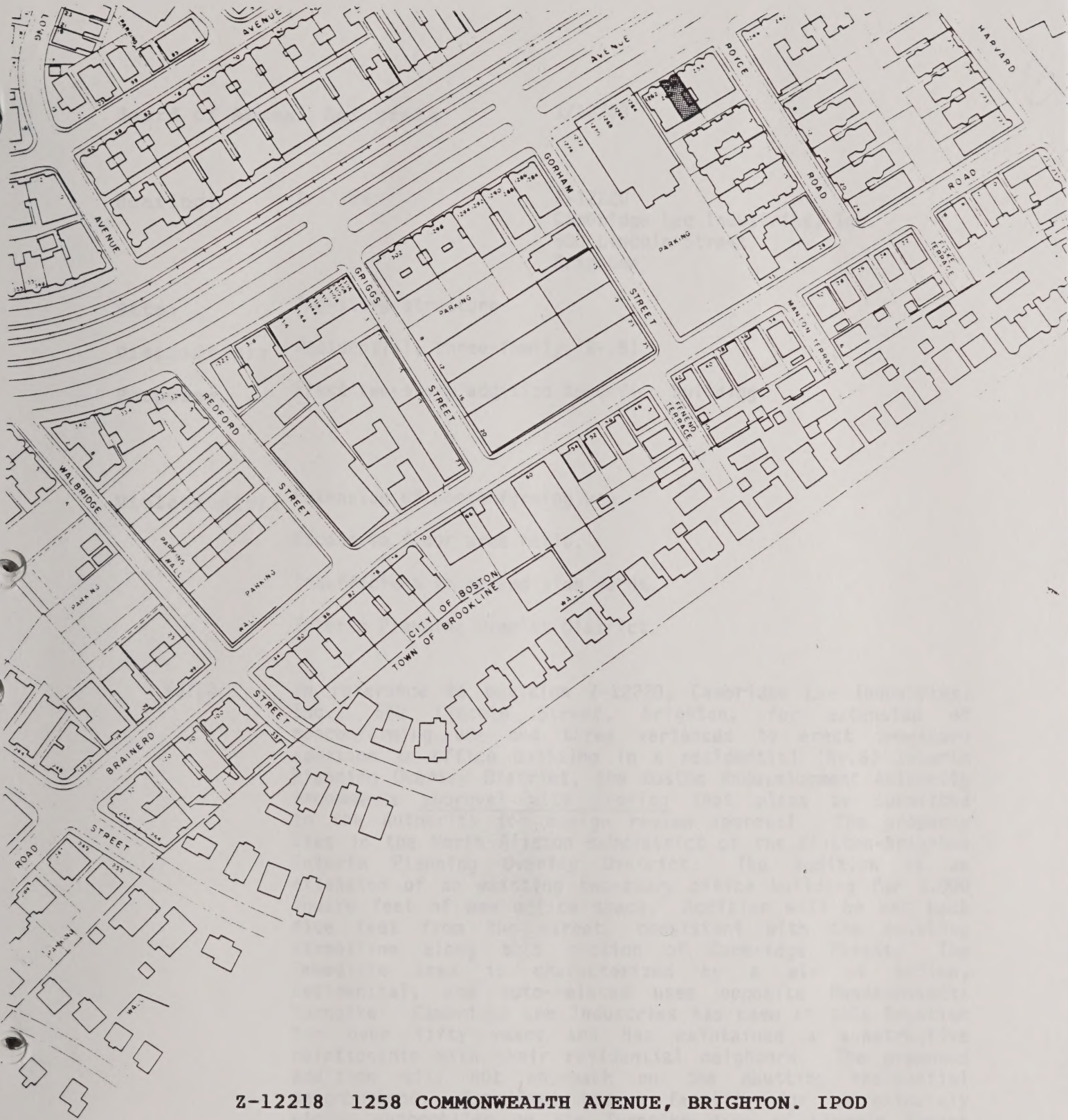
District(s): Apartment (H-1)

Purpose: Extend apartment to basement.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12218, Northgate Trust, 1258 Commonwealth Avenue, Brighton, for variance to extend apartment to basement in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The building lies within the Commonwealth Avenue Corridor subdistrict of the Allston-Brighton Interim Planning Overlay District. The request for relief does not adequately demonstrate a hardship and the proposed expansion of the living area increases the existing nonconformity of this building above the desired goals and objectives established during the IPOD. The Allston-Brighton PZAC has voted to oppose this appeal.



Z-12218 1258 COMMONWEALTH AVENUE, BRIGHTON. IPOD

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89 Z-12220
Cambridge Lee Industries, Inc.
500 Lincoln Street
Brighton

Site: Two-story structure

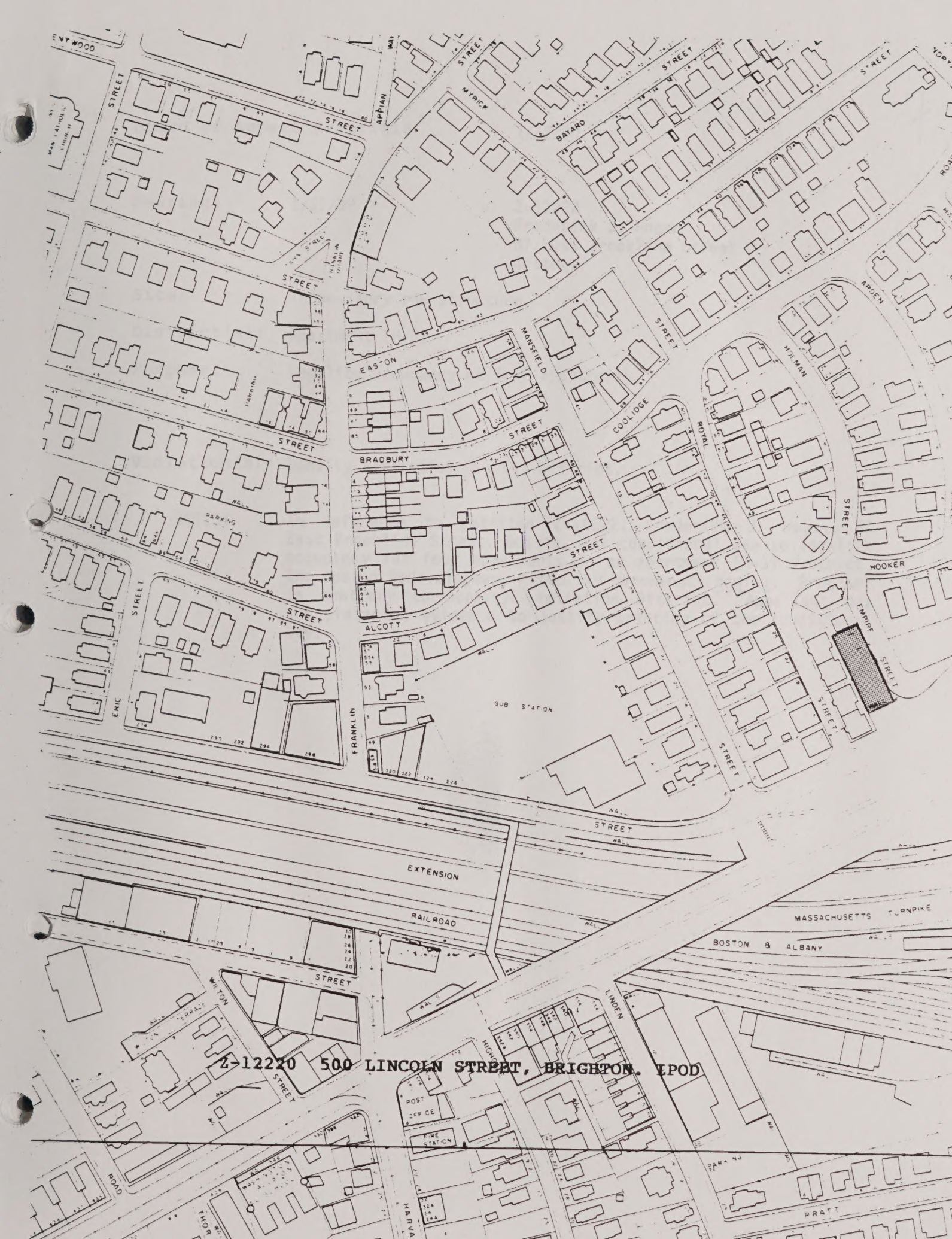
District(s): Residential, three-family (R-.8)

Purpose: Erect two-story addition to office building.

Violation(s): Extension of nonconforming use.
Excessive floor area ratio.
Insufficient front and side yards.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12220, Cambridge Lee Industries, Inc., 500 Lincoln Street, Brighton, for extension of nonconforming use and three variances to erect two-story addition to office building in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The property lies in the North Allston subdistrict of the Allston-Brighton Interim Planning Overlay District. The addition is an extension of an existing two-story office building for 3,000 square feet of new office space. Addition will be set back five feet from the street, consistent with the existing streetline along this section of Cambridge Street. The immediate area is characterized by a mix of office, residential, and auto-related uses opposite Massachusetts Turnpike. Cambridge Lee Industries has been at this location for over fifty years and has maintained a constructive relationship with their residential neighbors. The proposed addition will not encroach on the abutting residential neighborhood. Appellant has a facility for approximately eighty automobiles on the Turnpike side of Lincoln Street which does not impact the residential properties abutting the office building. The appellant has met with the neighborhood and both the neighborhood and the Allston-Brighton PZAC have voted to support the proposed addition for new office space.

Z-12220 500 LINCOLN STREET, BRIGHTON. IP0D



Board of Appeal Referrals

1/12/89

7

Hearing: 1/17/89

Z-12222
Frederick J. Hogan
87 East Brookline Street
Boston

Site: Three-story row structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as four apartments.

Violation(s): Density Limitation Overlay District.

VOTED: In reference to petition Z-12222, Frederick J. Hogan, 87 East Brookline Street, Boston, for conditional use to legalize occupancy for four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposal is contrary to Density Limitation District. Appellant has not presented evidence to justify granting of the conditional use.

Z-12222 87 EAST BROOKLINE STREET, BOSTON. IP0D

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12223
Leo Pagano
37 Merrimac Street
Boston

Site: Parking lot

District(s): Manufacturing (M-4)

Purpose: Increase capacity from 45 to 56 cars.

Violation(s): Extension of nonconforming use.

Restricted parking district.

VOTED: In reference to petition Z-12223, Leo Pagano, 37 Merrimac Street, Boston, for extension of nonconforming use and conditional use to increase capacity of parking lot from 45 to 56 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Proposal will provide off-street parking in congested area.



Z-12223 37 MERRIMAC STREET, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12224
James & Ellen Dunn
17 Upland Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect porch and deck addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12224, James & Ellen Dunn, 17 Upland Avenue, Dorchester, for variance to erect porch and deck addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Addition allows for home improvement with no impact on surrounding properties. Neighbors have expressed support.



2-12224 17 UPLAND AVENUE, DORCHESTER

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12225
Michael Mansfield
9 Lawnwood Place
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12225, Michael Mansfield, 9 Lawnwood Place, Charlestown, for forbidden use and two variances for change of occupancy from one- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling is compatible with two- and three-family residential character of neighborhood.



2-12225 9 LAWNWOOD PLACE, CHARLESTOWN

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12227-12228
Peter DePaolo
867-869 River Street
Hyde Park

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Erect four bay self-service car wash and one bay automatic car wash.

Violation(s): Car wash is conditional use.

VOTED: In reference to petitions Z-12227-12228, Peter DePaolo, 867-869 River Street, Hyde Park, for two conditional uses to erect self-service and automatic car washes in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Existing uses (gas station and used car lot) will be replaced by modern service facilities. However, traffic problems are anticipated, and community is strongly opposed.



Z-12227-12228

867-869 RIVER STREET, HYDE PARK

Board of Appeal Referrals

1/12/89

12

Hearing: 1/17/89

Z-12229
Financial Publishing Company
Robert W. Bennett, Treasurer
85 Van Ness Street
Boston

Site: Two-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from publishing sales office and restaurant to same and public garage.

Violation(s): Parking lot is conditional use.

Restricted parking district.

Barrier free access.

VOTED: In reference to petition Z-12229, Financial Publishing Company, Robert W. Bennett, Treasurer, 85 Van Ness Street, Boston, for two conditional uses and variance for change of occupancy from publishing sales office and restaurant to same and public garage in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that appellant comply with barrier free access requirement. Existing garage will be legalized.



4-12229 85 VAN NESS STREET, BOSTON

Board of Appeal Referrals

1/12/89

13

Hearing: 1/17/89

Z-12230
The Arbour Hospital
61 Robinwood Avenue
Jamaica Plain

Site: Hospital complex

District(s): Residential, two-family (R-.5)

Purpose: Use premises for parking of three vehicles.

Violation(s): Off-street parking not allowed within front yard nor within five feet of side lot line.

VOTED: In reference to petition Z-12230, The Arbour Hospital, 61 Robinwood Avenue, Jamaica Plain, for variance to use premises for parking of three vehicles in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Parking plan indicates lot dimensions do not allow on site circulation causing emergency vehicles to back onto a 20-foot wide public street. Emergency vehicles require frequent departures thereby creating a serious public safety hazard. Jamaica Plain Zoning Committee is opposed.



Z-12230 61 ROBINWOOD AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

1/12/89

14

Hearing: 1/17/89

Z-12231
Lisa Levine
18-24 Lanark Road
Brighton

Site: Three-family dwelling

District(s): Apartment (H-1)

Purpose: Use premises for parking of 27 cars.

Violation(s): Parking lot is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12231, Lisa Levine, 18-24 Lanark Road, Brighton, for forbidden use to use premises for parking of 27 cars in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. The property lies within the Commonwealth Avenue Corridor subdistrict of the Allston-Brighton Interim Planning Overlay District. The proposed change of use to include a parking lot is inappropriate. Low-density multifamily residential neighborhood containing multi-unit apartment structures. Allowing a commercial parking lot to operate in this area is counter to the interim zoning established for Allston-Brighton and the land use efforts to update the Zoning Code in this neighborhood. The Allston-Brighton PZAC has voted to oppose this appeal.



Z-12231 18-24 LANARK ROAD, BRIGHTON IP0D

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12232
Vassilia Salapatias
48 Stellman Road
Roslindale

Site: Vacant land

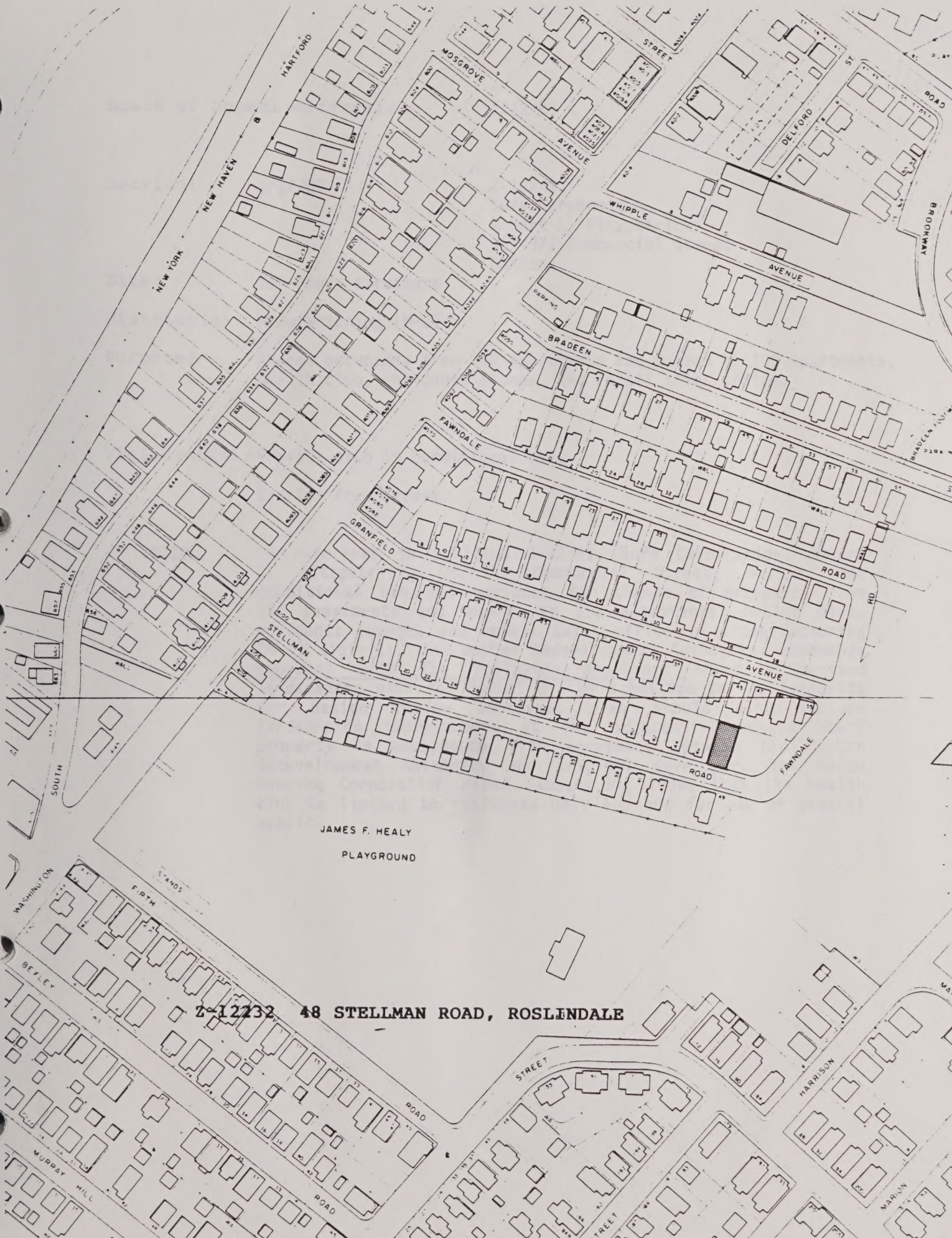
District(s): Residential, three-family (R-.8)

Purpose: Erect six-unit apartment structure.

Violation(s): Insufficient lot area, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-12232, Vassilia Salapatias, 48 Stellman Road, Roslindale, for four variances to erect six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Petitioner has met with the community on several occasions with resultant reduction of development from twelve to six units.



JAMES F. HEALY
PLAYGROUND

7-12232 48 STELLMAN ROAD, ROSLINDALE

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12241
Sufa Corporation
Robert L. Fitzpatrick
357-371 Commercial Street
Boston

Site: Ten-story structure

District(s): Manufacturing (M-2)

Purpose: Change occupancy from 192 apartments and museum to 192 apartments, health club, residents lounge, and retail sales office.

Violation(s): Private club is conditional use.

Barrier free access.

VOTED: In reference to petition Z-12241, Sufa Corporation, Robert L. Fitzpatrick, 357-371 Commercial Street, Boston, for conditional use and variance for change of occupancy from 192 apartments and museum to 192 apartments, health club, residents lounge, and retail sales office in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a revised landscaping plan for Parcel E-1 be submitted to the Authority for design review approval, plan should also include landscaping improvements at the adjacent Burroughs Wharf property in accordance with agreement between the Boston Redevelopment Authority and original developer, San Marco Housing Corporation dated January 30, 1984; that the health club be limited to residents only and not for use of general public.



2-12241 387-371 COMMERCIAL STREET, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89

Z-12244
Peter T. Blushi
544 East Fourth Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect two-family dwelling.

Violation(s): Lot area, width, frontage, and side yard.

VOTED: In reference to petition Z-12244, Peter T. Blushi, 544 East Fourth Street, South Boston, for five variances to erect two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The site is a long and narrow (165' x 26') vacant lot purchased at auction from the city in 1969. The siting of the proposed three-story structure is approximately 71 feet from the sidewalk line which is inconsistent with neighboring buildings and detrimental to the area's streetscape. Further, the proposed dwelling's front entrance would be at the rear of the abutting residential buildings, creating a tunnel-like vacuum which would tend to increase wind and noise. Abutting three-family dwellings would be negatively impacted by the proposed 71-foot driveway, for example, noise, fumes, exhaust, and headlights in the evening hours.



Z-12244

544 EAST FOURTH STREET, SOUTH BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/17/89 Z-12248-12249
Thomas McCann
49-55 Stimson Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect two two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area and front yard.

Off-street parking design.

VOTED: In reference to petitions Z-12248-12249, Thomas McCann, 49-55 Stimson Street, West Roxbury, for two forbidden uses and six variances to erect two two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal has been reviewed at meetings of the West Roxbury Neighborhood Council Land Use Subcommittee. The West Roxbury Neighborhood Council voted to take no position because they had not been furnished with sufficient information. Applicant has expressed an interest in purchasing a vacant city-owned parcel adjacent to this property. Such an acquisition would increase the lot area by approximately 3,000 square feet, which would still be approximately 21 percent less than required. Other issues of community concern include the development of two-family homes in a single-family zone and provision of adequate parking. Appellant is strongly encouraged to acquire the city-owned parcel. Project can be redesigned with the new land incorporated, resulting in a proposal with fewer violations.

MARY
DRAPER
PLAYGROUND

2-12248-12249 49-55 STIMSON STREET, WEST ROXBURY

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

19
Z-12250
Alphonse Marano
31A-31 Lexington Street
East Boston

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from five to six apartments.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12250, Alphonse Marano, 31A-31 Lexington Street, East Boston, for change of occupancy from five to six apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal exacerbates parking and density problems already existing on site and is inconsistent with two- and three-family residential character of the surrounding neighborhood. Property is not owner occupied. No apparent hardship. Same proposal submitted and denied one year ago.

Z-12250 31A-31 LEXINGTON STREET, EAST BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89 Z-12251
Barbara Shain
433-435 Massachusetts Avenue
Boston

Site: 4½-Story structure

District(s): General business (B-2)

Purpose: Change occupancy from seven apartments and four stores to same and restaurant.

Violation(s): Take-out restaurant is conditional use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12251, Barbara Shain, 433-435 Massachusetts Avenue, Boston, for conditional use for change of occupancy from seven apartments and four stores to same and restaurant in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The building lies within the Lower Roxbury subdistrict of the Roxbury Interim Planning Overlay District. The proposed change of occupancy to a restaurant is appropriate. There has been a restaurant at this location for over thirty years and the continued use is compatible with the goals and objectives of this subdistrict of the Roxbury Interim Planning Overlay District. The appellant has met with the Authority and the Roxbury Neighborhood Council. The Neighborhood Council has voted support.



Z-12251 433-435 MASSACHUSETTS AVENUE, BOSTON

WILLIAM & CARTER

PLAYGROUND

TANK

Board of Appeal Referrals

1/12/89

21

Hearing: 1/24/89

Z-12252
Joseph D. King
2 Springer Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect two-story rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12252, Joseph D. King, 2 Springer Street, South Boston, for two variances to erect two-story rear addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Minimal violations. Neighbors support proposal.



Z-12252 2 SPRINGER STREET, SOUTH BOSTON

OLD

HARBOR

Board of Appeal Referrals

1/12/89

22

Hearing: 1/19/89 Z-12253
Roger & Josette Bousseau
823 River Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to one-family dwelling
and day care center.

Violation(s): Day care center is conditional use.
Barrier free access.

VOTED: In reference to petition Z-12253, Roger & Josette Bousseau, 823 River Street, Hyde Park, for conditional use and variance for change of occupancy from two-family dwelling to one-family dwelling and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Concerns are: location of facility in structure, available space, parking, dropping off and pick up of children, safety, high volume of traffic on River Street. Appellant should meet with community group and Authority to address and resolve these concerns.

Z-12253 823 RIVER STREET, HYDE PARK



Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12254

Bayridge Residence Trimont Foundation
395 Commonwealth Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-3-65)

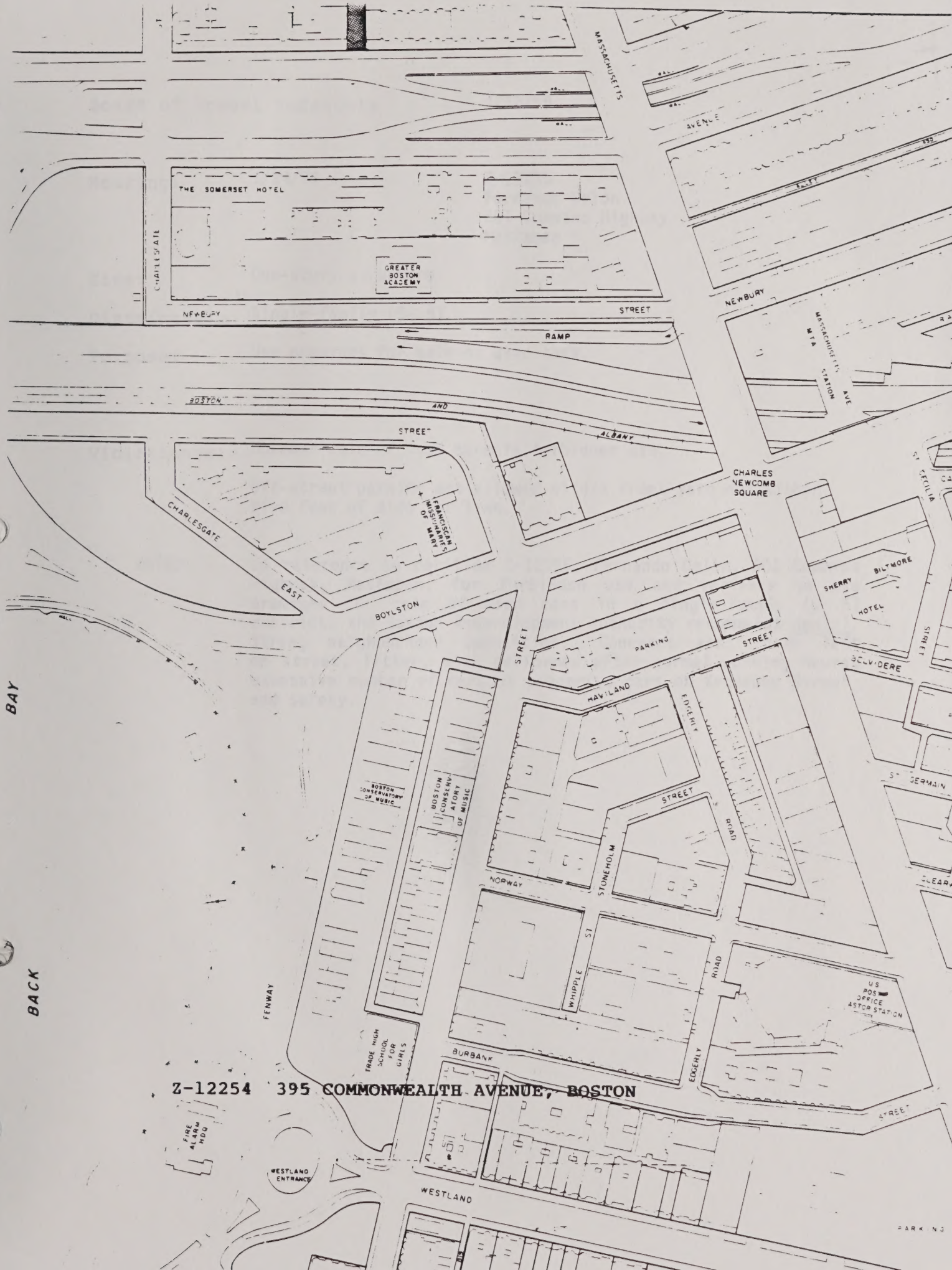
Purpose: Erect addition to lodging house.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

Barrier free access.

VOTED: In reference to petition Z-12254, Bayridge Residence Trimont Foundation, 395 Commonwealth Avenue, Boston, for three variances to erect addition to lodging house in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant provides housing for 60 female graduate and undergraduate students attending Boston area colleges and universities. The facilities at Bayridge include an on-site chapel, library, lounges, cafeteria, and laundry machines. Appellant wishes to increase the seating capacity of the chapel from 35 persons to approximately 50 persons. To do this, they would construct an addition to the chapel to house the Sanctuary proper and install additional pews where the existing Sanctuary is situated. A brick wall will be constructed to conceal the addition. The Back Bay Architectural Commission has reviewed the plans for the addition and the wall and has issued a Certificate of Appropriateness.



Z-12254 395 COMMONWEALTH AVENUE, BOSTON

FIRE
ALARM
HDQ

WESTLAND
ENTRANCE

WESTLAND

PARKING

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89 Z-12255
Fernando Colon
601 Cummins Highway
Mattapan

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Use premises for sale of used cars.

Violation(s): Outdoor sale of used cars is forbidden use.

Off-street parking not allowed within front yard nor within
five feet of side lot line.

VOTED: In reference to petition Z-12255, Fernando Colon, 601 Cummins Highway, Mattapan, for forbidden use and variance to use premises for sale of used cars in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Strong neighborhood opposition. Concerns are: cars left on street, litter, work performed after normal working hours, excessive number of cars on property, cars on Kennebec Street, and safety.

Z-12255 601 CUMMINGS HIGHWAY, HYDE PARK

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89 Z-12257
Commonwealth 1227-1245 Limited Partnership
1227-1239 Commonwealth Avenue
191-199 Harvard Avenue
Brighton

Site: 20,089 Square feet of land

District(s): General business (B-1)

Purpose: Erect eat-in, take-out restaurant--retail structure.

Violation(s): Take-out restaurant is conditional use.
Insufficient rear yard and off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12257, Commonwealth 1227-1245 Limited Partnership, 1227-1239 Commonwealth Avenue, 191-199 Harvard Avenue, Brighton, for conditional use and two variances to erect eat-in, take-out restaurant and retail structure in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The appeal is for the construction of a one-story 13,000-square feet retail-commercial building. The proposed building is located within the Commonwealth Avenue/Brighton Avenue/North Beacon Street subdistrict of the Allston-Brighton Interim Planning Overlay District. The property is located at the corner of Commonwealth Avenue and Harvard Avenue which is an entrance to the central commercial district in Allston-Brighton. The present appeal is to replace a commercial building damaged by fire in August of 1987. The appellant razed the damaged building and now seeks to reconstruct a new building using the foundation of the old building triggering zoning violations regarding the rear yard setback and off-street parking requirements. The intense development in the area, the characteristic lot line to lot line build out, the minimal front and rear yard setbacks, and lack of off-street parking have caused serious traffic problems for both the local residents and the local businesses. The enormous traffic and parking demands on the streets in the immediate area emphasizes the need for the new development to provide appropriate parking facilities to contribute to safe traffic management through this neighborhood in order to maintain the economic health of this central commercial area. The present planning efforts in the Allston-Brighton neighborhood by the City, the Authority, and the community

(continued)

have provided a forum to discuss and review a number of proposals for this site. The Zoning Code requires that a one-story 13,000-square-foot building provide forty-six off-street parking spaces and the appellant, at present, has proposed ten spaces which is seriously inadequate and does not meet the need of the proposed businesses at this location. Development at this location requires a continued cooperative planning effort between the appellant and the community in order to produce an appropriate off-street parking facility to go along with any proposed commercial and/or residential use at this site. The PZAC has voted to take no position regarding the present proposal.

**Z-12257 1227-1239 COMMONWEALTH AVENUE, &
191-199 HARVARD STREET, BRIGHTON IP0D**

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12258
Christopher Bakolas
40 Montvale Avenue
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Raise height of accessory two-car garage.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-12258, Christopher Bakolas, 40 Montvale Avenue, Roslindale, for variance to raise height of accessory two-car garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Excessive height of seven feet. Neighborhood concerns are landscape water run off, loss of light, and use of upper level of garage. Appellant should meet with neighbors and resolve issues.



2-12258 40 MONTVALE STREET, ROSLINDALE

Board of Appeal Referrals

1/12/89

Hearing: 1/19/89

Z-12260
Phaed F. St. Fort
444 Columbia Road
Dorchester

Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from dentist and doctors' offices to restaurant.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

Barrier free access.

VOTED: In reference to petition Z-12260, Phaed F. St. Fort, 444 Columbia Road, Dorchester, for conditional use and two variances for change of occupancy from dentist and doctors' offices to restaurant in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Establishing a restaurant in this building would bring a commercial endeavor into a residential area already impacted by the lack of off-street parking and new residential development. A restaurant located at this site would set a negative precedent, particularly with respect to the off-street parking deficiency. The business would be more appropriately located in Upham's Corner strengthening the existing commercial district. The local neighborhood groups have expressed strong opposition to this proposal.



Z-12260 444 COLUMBIA ROAD, DORCHESTER

Board of Appeal Referrals

1/12/89

Hearing: 1/19/89

Z-12263
Roberta Y. Stern
70 Winthrop Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12263, Roberta Y. Stern, 70 Winthrop Street, Charlestown, for three variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal consistent with existing neighborhood two- and three-family dwellings. No exterior changes. Abutters have expressed support.

Z-12263 70 WINTHROP STREET, CHARLESTOWN



Board of Appeal Referrals

1/12/89

29

Hearing: 1/19/89

Z-12265
Richard B. Condon
37-39 Jamaica Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as four-family dwelling.

Violation(s): Insufficient lot area, width, open space, and off-street parking.

VOTED: In reference to petition Z-12265, Richard B. Condon, 37-39 Jamaica Street, Jamaica Plain, for five variances to legalize occupancy as four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for many years.



CENTRE STREET

ARBORWAY

GOLDSMITH STREET

BALLARD STREET

ROAD

FIRST CHURCH ST

JAMAICA PLAIN

SOLDIERS MONUMENT

SOUTH STREET

MUNICIPAL BUILDING

BOSTON PUBLIC LIBRARY JAMAICA PLAIN BRANCH

SEDGWICK STREET

CAROLINA STREET

28 BLDG

28 138

ARBORETUM

CUSTER STREET

MERRITT ST

WOODMAN STREET

SAINT THOMAS HIGH SCHOOL

ST THOMAS AQUINAS CH

ST JOSEPH STREET

JAMAICA STREET

JAMAICA STREET

ST ROSE STREET

ST ROSE STREET

SOUTH AVE

Z-12265 37-39 JAMAICA STREET, JAMAICA PLAIN

Board of Appeal Referrals

1/12/89

30

Hearing: 1/24/89

Z-12270
Armando DeSilva Faria
10 High Street
Dorchester

Site: 1½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12270, Armando DeSilva Faria, 10 High Street, Dorchester, for variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Compatible with two- and three-family residential neighborhood.



2-12270 10 HIGH STREET, DORCHESTER

Board of Appeal Referrals

1/12/89

31

Hearing: 1/19/89

Z-12271
Elizabeth Johnson
One Charles River Square
Boston

Site: Three-story structure

District(s): Apartment (H-2-65)

Purpose: Legalize existing wall.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12271, Elizabeth Johnson, One Charles River Square, Boston, for variance to legalize existing wall in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Existing garden wall along Storrow Drive between Charles River Square and West Hill Place. Style and height are appropriate. Several abutters have expressed support; Beacon Hill Civic Association is not opposed.



Z-12271 CHARLES RIVER SQUARE, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12274
Stanley J. Sabuk
29 Greenough Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from fraternity house to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area and off-street parking.

VOTED:

In reference to petition Z-12274, Stanley J. Sabuk, 29 Greenough Avenue, Jamaica Plain, for forbidden use and two variances for change of occupancy from fraternity house to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Fraternity house has existed for approximately 40 years. Large 26,371-square-foot lot. Proposal would restore original appearance of building, which is located in the Sumner Hill National Register Historic District.



2-12274 29 GREENOUGH AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12277
Robert A. & Josephine M. Bickford
879 East Fourth Street
South Boston

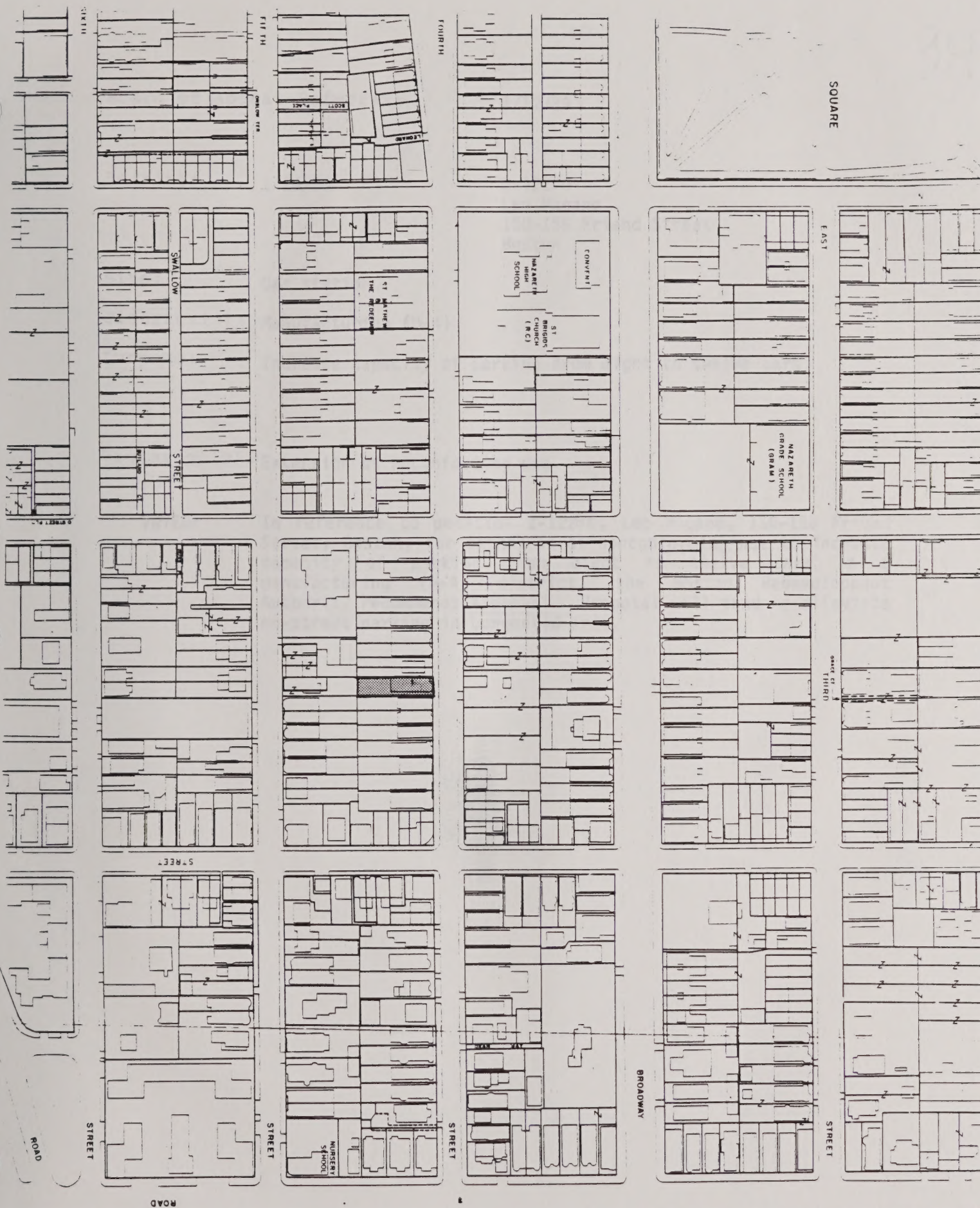
Site: 2½-Story structure

District(s): Residential, three-family (R-.3)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12277, Robert A. & Josephine M. Bickford, 879 East Fourth Street, South Boston, for variance to erect deck addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. No apparent impact. Neighbors support.



Board of Appeal Referrals

1/12/89

34

Hearing: 1/24/89

Z-12280
Leo Pagano
150-158 Friend Street
Boston

Site: Gas station

District(s): Manufacturing (M-4)

Purpose: Increase capacity of parking from eight to twelve cars.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12280, Leo Pagano, 150-158 Friend Street, Boston, for extension of nonconforming use to increase capacity of parking from eight to twelve cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval. Proposal will tend to alleviate on-street parking in congested area.



Z-12280 150-158 FRIEND STREET, BOSTON

Board of Appeal Referrals

1/12/89

35

Hearing: 1/19/89

Z-12281
Genevieve & Timothy Norton
65 Telegraph Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-12281, Genevieve & Timothy Norton, 65 Telegraph Street, South Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that basement unit complies with Inspectional Services Department guidelines. Multifamily area.



Z-12281 65 TELEGRAPH STREET, SOUTH BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12286
Charles Petitti
1 Corrine Road
Brighton

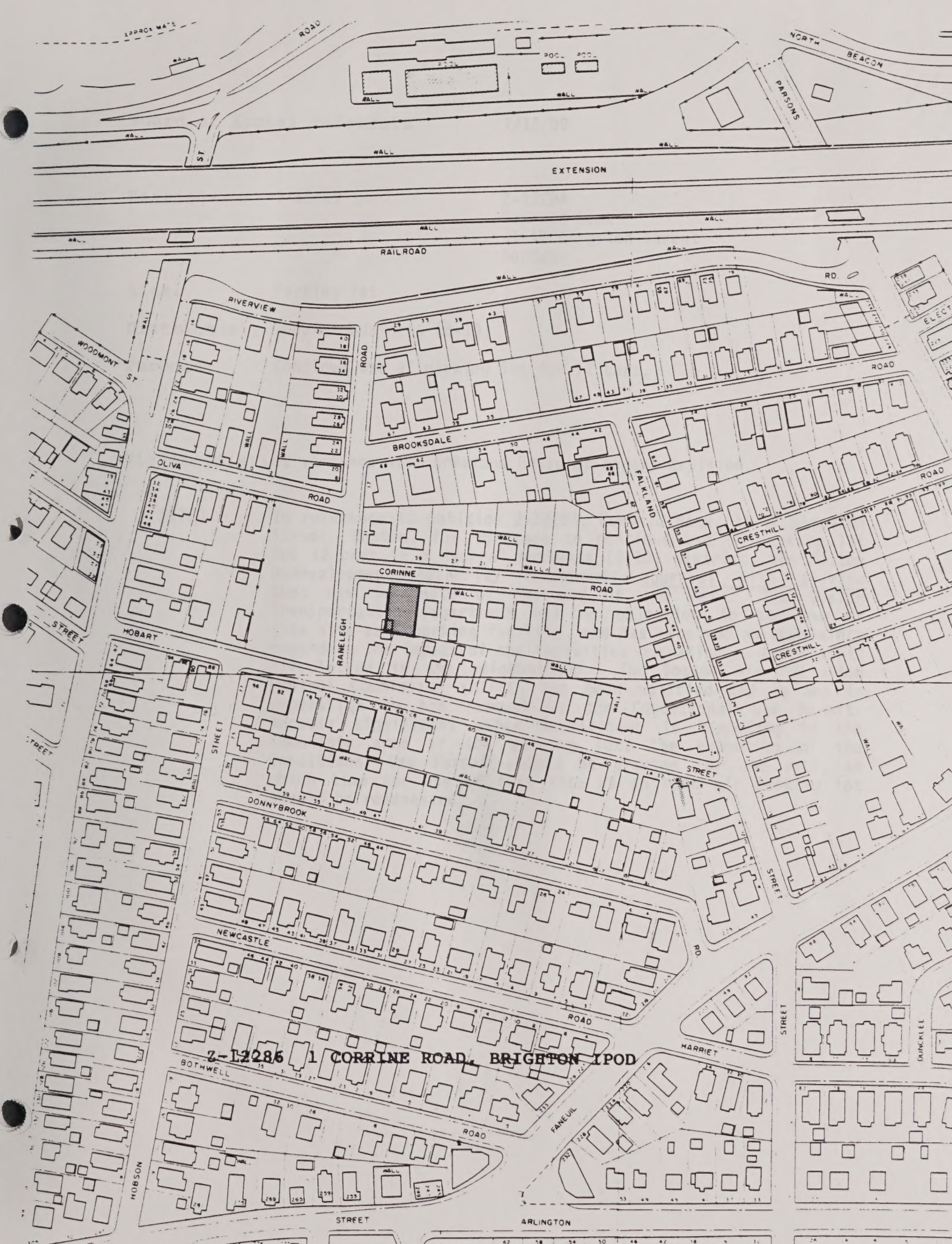
Site: 4,996 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12286, Charles Petitti, 1 Corrine Road, Brighton, for variance to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral to allow the developer to meet with the community to discuss their concerns about the project, including questions about parking, neighborhood density, building design, and the existing encroachment on the property.



2-12286 1 CORRINE ROAD, BRIGHTON IP0D

Board of Appeal Referrals

1/12/89

Hearing: 1/19/89

Z-12294
Newworld Bank
11-17 Kingston Street
Boston

Site: Parking lot

District(s): General business (B-10)

Purpose: Continue use of parking lot for 12 cars.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-12294, Newworld Bank, 11-17 Kingston Street, Boston, for variance to continue use of parking lot for 12 cars in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that use terminate at the end of one year. The Boston Transportation Department has no objection to the use of this site as a parking facility, and has received no complaints regarding the impact of the facilities operation on the traffic circulation in the neighborhood. The Boston Air Pollution Control Commission (BAPCC) has been notified and is not in opposition to the renewal of the Conditional Use Permit. Because significant other development is happening in the immediate area of the parking lot, the extension of the Conditional Use Permit should be granted for one year, at which time the use of this site as an open air parking lot should be reassessed.

Z-12294 11-17 KINGSTON STREET, BOSTON



Board of Appeal Referrals

1/12/89

38

Hearing: 1/19/89

Z-12296
Frank & Concetta Giambusso
190 Emerson Street
South Boston

Site: Three-story structure

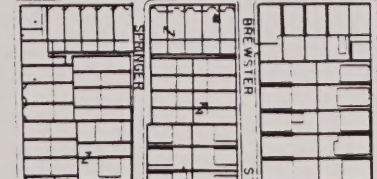
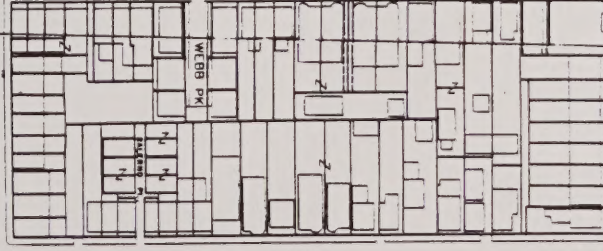
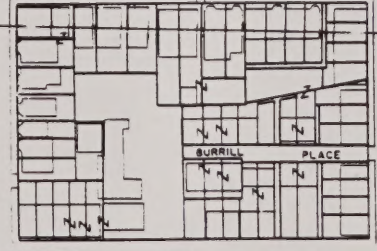
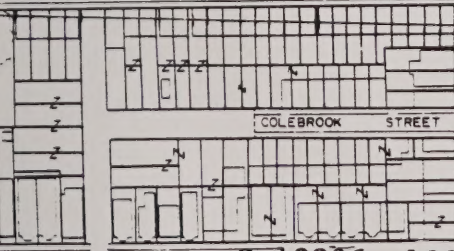
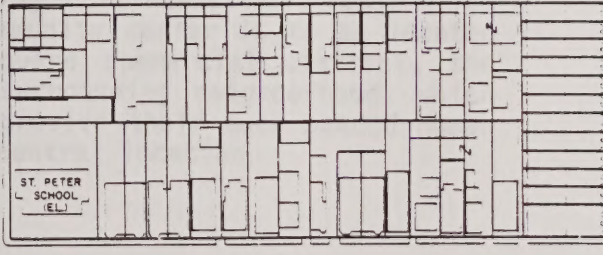
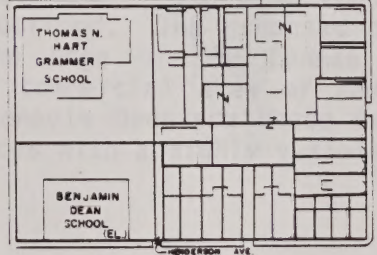
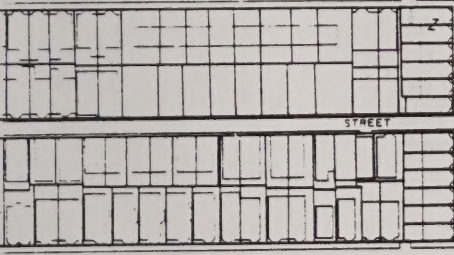
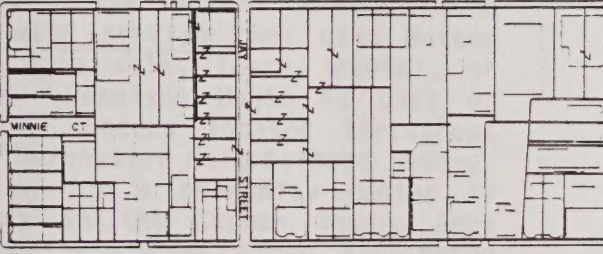
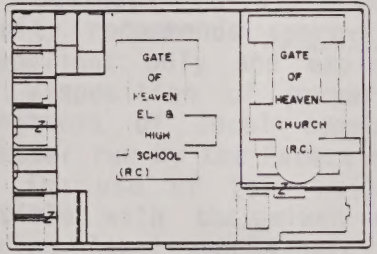
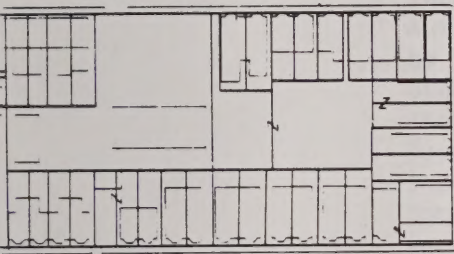
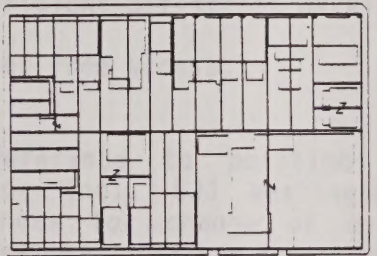
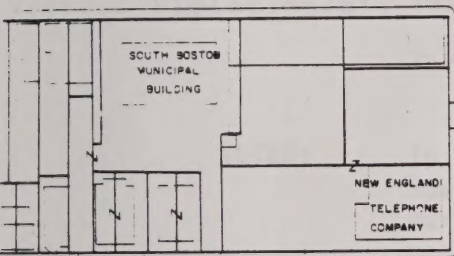
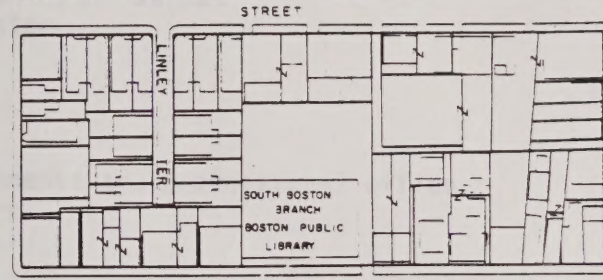
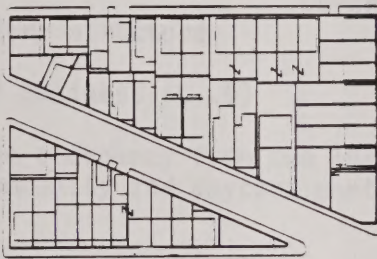
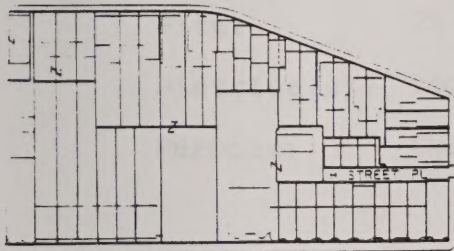
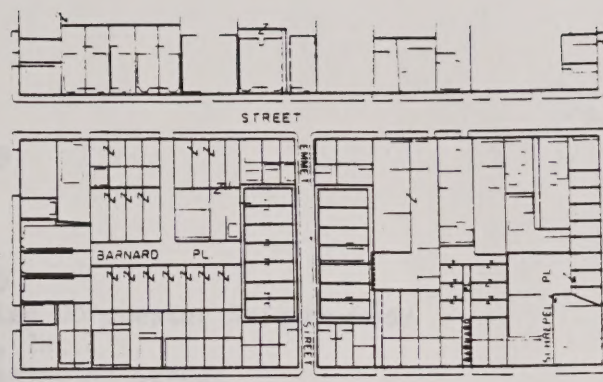
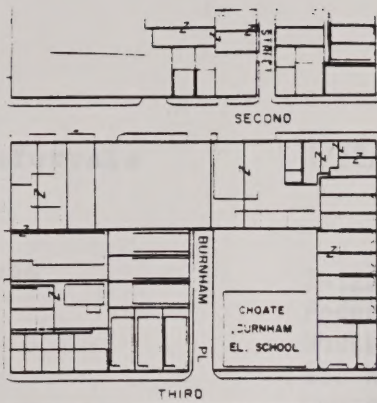
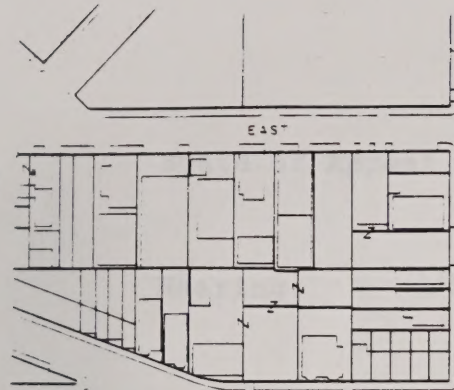
District(s): General business (B-1)

Purpose: Erect one-story rear addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12296, Frank & Concetta Giambusso, 190 Emerson Street, South Boston, for two variances to erect one-story addition to three-family dwelling in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will be located under existing rear porches.



Z-12296 190

EMERSON STREET, SOUTH BOSTON

Board of Appeal Referrals

1/12/89

39

Hearing: 1/19/89

Z-12299

Federated Dorchester Neighborhood
Houses, Inc.
533 Washington Street
Dorchester

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two apartments and professional office
to community and daycare centers.

Violation(s): Insufficient off-street parking.

Barrier free access.

VOTED:

In reference to petition Z-12299, Federated Neighborhood Houses, Inc., 533 Washington Street, Dorchester, for two variances for change of occupancy from two apartments and professional office to community and daycare centers in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that uses extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Dennison House is part of the network of local community centers located throughout Dorchester run by the Federated Dorchester Neighborhood Houses, Inc. The use of this building for a community center is compatible with the mixed uses in the Codman Square area including local and general business uses along Washington Street and the surrounding low-density residential neighborhood. The proposed community center is to be located on the edge of the Codman Square commercial district, the major commercial area of the surrounding neighborhood, which will enable Dennison House to provide their much needed Human Services with a highly visible central location.



Z-12299 533 WASHINGTON STREET, DORCHESTER

Board of Appeal Referrals

1/12/89

40

Hearing: 1/24/89

Z-12301-12302
William D. West
144-146 Calumet Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide for three-apartment and four-apartment occupancies.

Violation(s): Insufficient side yard.

VOTED: In reference to petitions Z-12301-12302, William D. West, 144-146 Calumet Street, Roxbury, for two variances to subdivide for three-apartment and four-apartment occupancies in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Authority has been unable to contact petitioner to determine reasons for proposed subdivision.



DEVELOPMENT
AUTHORITY
MASS 2-3

2-12301 144-146 CALUMET STREET, ROXBURY

Board of Appeal Referrals

1/12/89

41

Hearing: 1/24/89 Z-12303
Jeffrey I. Lasker, M.D.
691-695 Truman Parkway
Hyde Park

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Install signs on retail-office structure.

Violation(s): Excessive height of sign.

VOTED: In reference to petition Z-12303, Jeffrey I. Lasker, M.D.,
691-695 Truman Parkway, Hyde Park, for conditional use to
install signs on retail-office structure in a local business
(L-.5) district, the Boston Redevelopment Authority recommends
approval with provisos that plans be submitted to the Authority
for comprehensive sign design review, and that signs should
not exceed height of those presently existing on structure.
Proposed sign exceeds height limit approximately six feet.



Z-12303 691-695 TRUMAN PARKWAY, HYDE PARK

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89 Z-12307
John C. Roche
810-812 Blue Hill Avenue
Dorchester

Site: Vacant land

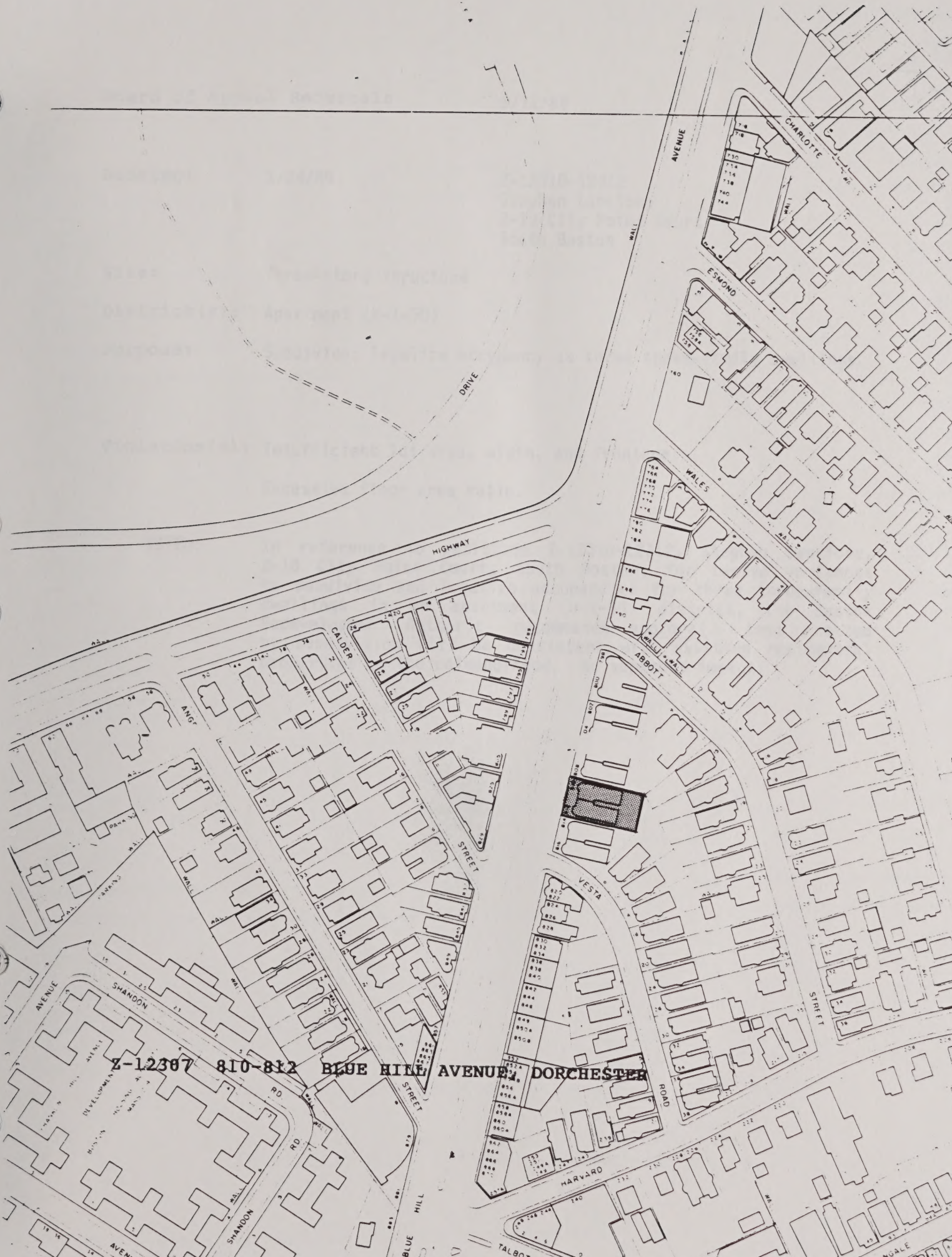
District(s): Apartment (H-1)

Purpose: Erect eight-unit apartment structure.

Violation(s): Insufficient lot area and open space.

Parking space design.

VOTED: In reference to petition Z-12307, John C. Roche, 810-812 Blue Hill Avenue, Dorchester, for three variances to erect eight-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. The proposed new structure is incompatible with the surrounding residential structures in the immediate neighborhood, does not reflect any of the existing scale or character of the surrounding residential properties, and the lack of adequate off-street parking and usable open space would create a hardship on the potential tenants and a negative impact. Blue Hill Avenue is the major thoroughfare and new development should not adversely affect the existing character of the residential and commercial buildings. New residential development is necessary in this area, however, the need for appropriate design and adequate off-street parking and open space should be addressed in order to contribute to the area and encourage positive redevelopment of Blue Hill Avenue.



Z-12367 810-812 BLUE HILL AVENUE, DORCHESTER

Board of Appeal Referrals

1/12/89

43

Hearing: 1/24/89

Z-12310-12312
Stephen Lancione
2-18 City Point Court
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Subdivide; legalize occupancy as three three-family dwellings.

Violation(s): Insufficient lot area, width, and frontage.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12310-12312, Stephen Lancione, 2-18 City Point Court, South Boston, for twelve variances to subdivide and legalize occupancies for three three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Lots created by subdivision will be consistent with existing residential properties in the neighborhood. No apparent impact.

LAYGROUND

EAST

EAST

CONVENT

NAZARETH
HIGH
SCHOOL

ST
BRIGIOS
CHURCH
(R.C.)

ST MATHEW
THE REDEEMER

3-12310 2-18 CITY POINT COURT, SOUTH BOSTON

ACADIA
STREET

CHURCH
2601

SECOND

BRACE CT.
THIRD

STREET

STREET

BROADWAY

STREET

STREET

STREET

STREET

STREET

WALL

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12313
Michael B. Rooney, Trustee
52-52C Gates Street
South Boston

Site: 3,850 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect four-unit apartment structure.

Violation(s): Insufficient lot area, open space, front, rear yards, and off-street parking.

VOTED: In reference to petition Z-12313, Michael B. Rooney, Trustee, 52-52C Gates Street, South Boston, for six variances to erect four-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until elevations are included in plans and subsequently reviewed by community and Authority. Submitted plans do not include elevations.



12313 52-52C GATES STREET, SOUTH BOSTON

Board of Appeal Referrals

1/12/89

45

Hearing: 1/24/89

Z-12314
Leo Benatuil
772 Truman Parkway
Hyde Park

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

Insufficient rear yard.

VOTED:

In reference to petition Z-12314, Leo Benatuil, 772 Truman Parkway, Hyde Park, for extension of nonconforming use and variance to erect one-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Second-floor family space addition.

2-12314 772 TRUMAN PARKWAY, HYDE PARK



Board of Appeal Referrals

1/12/89

46

Hearing: 1/19/89 Z-12322
Local 103 IBEW Building Corporation
194 Freeport Street
Dorchester

Site: 32,480 Square feet of land

District(s): Industrial (I-2)

Purpose: Erect three-story apprentice training structure.

Violation(s): Trade school is conditional use.

Insufficient setback of parapet and off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12322, Local 103 IBEW Building Corporation, 194 Freeport Street, Dorchester, for conditional use and two variances to erect three-story apprentice training structure in an industrial (I-2) district, the Boston Redevelopment Authority recommends deferral. The proposed building is located in the subdistrict of the Harborpark Interim Planning Overlay District. The building is to be used as a training center for apprentice electricians by the IBEW Local 103. Proposed building is a large structure with potential to have significant impacts on the surrounding area. The appellant should meet with the Authority and the local neighborhood groups to discuss plans and to address the interim guidelines of the Harborpark IPOD.

Z-12322 194 FREEPORT STREET DORCHESTER



Board of Appeal Referrals

1/12/89

47

Hearing: 1/17/89

Z-12356
John Cammarata
29 Charter Street
Boston

Site: Three-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from three- to four-family dwelling; erect two-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space and rear yard.

VOTED:

In reference to petition Z-12356, John Cammarata, 29 Charter Street, Boston, for conditional use, forbidden use, and three variances for change of occupancy from three- to four-family dwelling and erect two-story rear addition in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will not exceed height limit, block windows, nor be visible from the street. North End Subcommittee and abutters have no objections.

CHARLES



212356 29 CHARTER STREET, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/19/89

Z-12398
Stephen Holmes
23 Gates Street
South Boston

Site:

District(s): Apartment (H-1-50)

Purpose: Erect dormer and loft addition to four-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12398, Stephen Holmes, 23 Gates Street, South Boston, for variance to erect dormer and loft addition to four-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Plans should address roof pitch, dormer dimensions, window treatment, and building materials.



Z-12398 23 GATES STREET, SOUTH BOSTON

Board of Appeal Referrals

1/12/89

49

Hearing: 1/19/89

Z-12426

John T. Bowers, M.D.
Robert D. Stacks, M.D.
950 South Street
Roslindale

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and one doctor's office to one-family dwelling and doctors' offices.

Violation(s): Doctors' office is forbidden use.

VOTED: In reference to petition Z-12426, John T. Bowers, M.D., Robert D. Stacks, M.D., 950 South Street, Roslindale, for forbidden use for change of occupancy from one-family dwelling and one doctor's office to one-family dwelling and doctors' offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Appellants have conducted a pediatric practice at site for sixteen years. No exterior changes. Ample off-street parking. Community supports proposal.



Z-12426

950 SOUTH STREET, ROSLINDALE

Board of Appeal Referrals

1/12/89

50

Hearing: 1/19/89

Z-12447
Scott Webster
45 Hutchings Street
Roxbury

Site: 1½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from stable to two-family dwelling; subdivide.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-12447, Scott Webster, 45 Hutchings Street, Roxbury, for two variances for change of occupancy from stable to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Subdivision of an approximately 9,949-square-foot lot into two lots, one 3,697-square-foot lot and one 6,252-square-foot lot and change the occupancy from a stable to two residential units. Hutchings Street contains a number of similar sized lots with residential structures containing similar architectural characteristics and subdivision to allow for two small lots creates a precedent in the immediate neighborhood. The existing dwelling and stable are a part of one residential property and to separate them creates a lot without direct street frontage to Hutchings Street and a substandard lot significantly smaller than those existing along Hutchings Street.

Z-12447 45 HUTCHINGS STREET, ROXBURY

BOSTON

Board of Appeal Referrals

1/12/89

51

Hearing: 1/24/89 Z-12499
The Salvation Army of Massachusetts
83 West Brookline Street
Boston

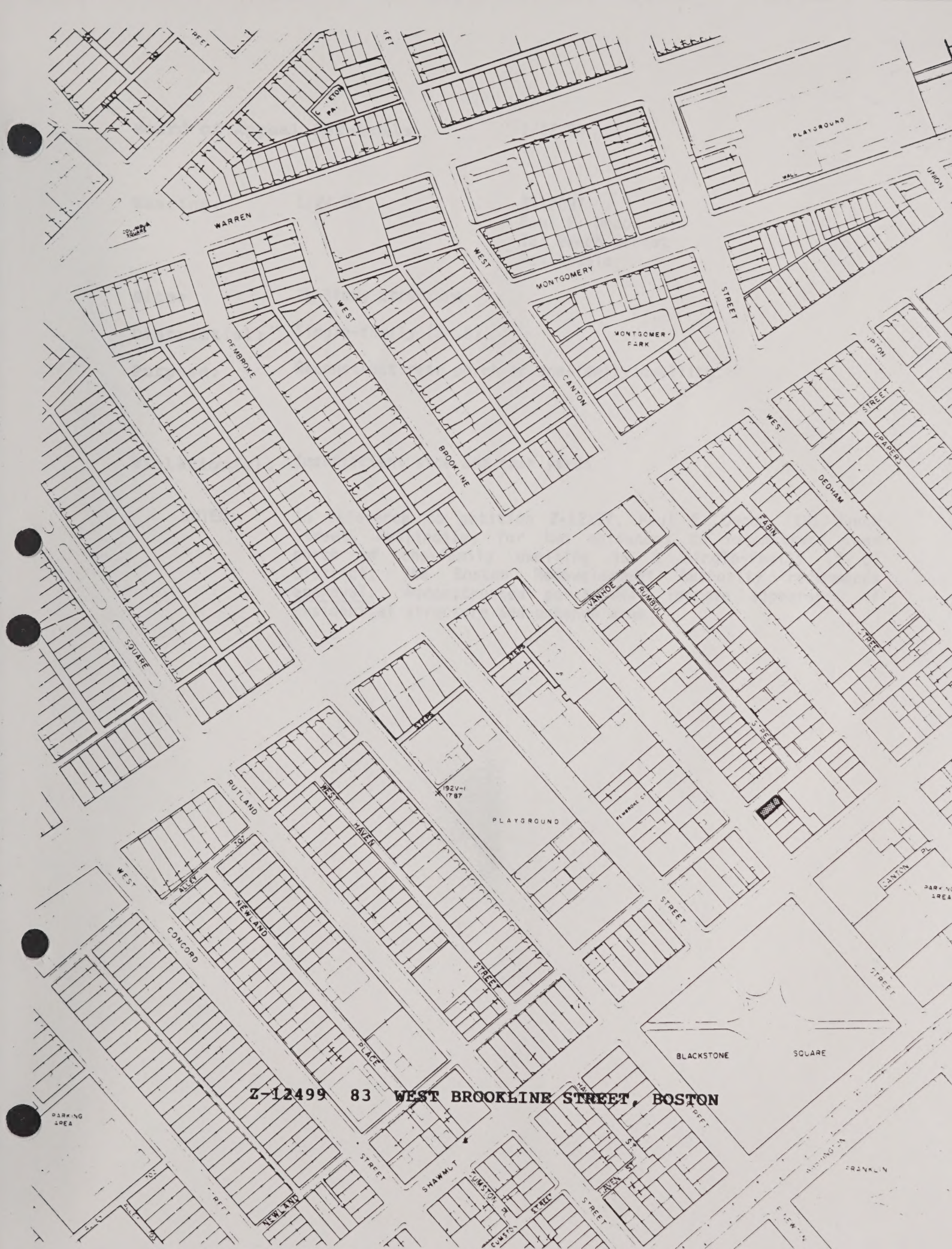
Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as lodging house (six lodgers); erect
two rear dormer additions.

Violation(s): Lodging house is conditional use.
Restricted roof structure district.

VOTED: In reference to petition Z-12499, The Salvation Army of
Massachusetts, 83 West Brookline Street, Boston, for two
conditional uses to legalize occupancy as lodging house (six
lodgers) and erect two rear dormer additions in an apartment
(H-3) district, the Boston Redevelopment Authority recommends
approval with the following provisos: that plans be submitted
to the Authority for design review approval; that the South
End Historical Society approve dormer additions. Proposal
will help to alleviate a lodging house shortage in the South
End area. Blackstone Franklin Neighborhood Association has
no opposition.



Z-12499 83 WEST BROOKLINE STREET, BOSTON

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12297
Paul F. Decot
181 Beech Street
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Reconstruct rear porch of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12297, Paul F. Decot, 181 Beech Street, Roslindale, for two variances to reconstruct rear porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Reconstructed porch will improve appearance of residential structure and enhance area.



7-12297 181 BEECH STREET, ROSLINDALE

Board of Appeal Referrals

1/12/89

Hearing: 1/24/89

Z-12318
Benchmark
573-577 Blue Hill Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from eight apartments, doctors'-dentist offices and milk analysis to nine apartments.

Violation(s): Insufficient open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12318, Benchmark, 573-577 Blue Hill Avenue, Roxbury, for variance for change of occupancy from eight apartments, doctors'-dentist offices and milk analysis office to nine apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that main entrances to the apartments be clearly identified; that exterior lighting be maintained including rear of structure. Structure is located in the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District and is part of the Granite Properties purchased from HUD. The ninth apartment is to be located in the rear where the milk testing lab and doctor's office were formerly located. The space has been vacant for many years. Building is undergoing extensive renovation.



Z-12318 573-577 BLUE HILL AVENUE, ROXBURY